

**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
North Castle Conservation Board  
Ralph Alfonzetti, P.E.  
Marta Saglimbeni

FROM: John Kellard, P.E. *JK*  
Kellard Sessions Consulting  
Consulting Town Engineers

DATE: February 24, 2022

RE: Marta Saglimbeni  
2 Tripp Lane  
Section 108.02, Block 1, Lot 11

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As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to legalize activities which were conducted without obtaining the required Town approvals and permits. The property is  $\pm 2.16$  acres in size and located in the R2-A Zoning District.

The application provides that thirteen (13) trees were removed from the locally-regulated wetlands on-site and its buffer and a terrace was constructed without a permit. The application notes 200 s.f. of wetlands and 1,000 s.f. of buffer was disturbed and 2,413 s.f. of mitigation is proposed. However, the applicant's plans indicate 8,344 s.f. of disturbance and 3,489 s.f. of mitigation, a significant discrepancy between the application and plans.

The plan also illustrates an area of 12,541 s.f. which was disturbed where  $\pm 900$  c.y. of fill was placed. It is not clear whether this disturbance and fill was previously permitted or an activity to be mitigated under this application.

The plan illustrates a wetland boundary survey which is incomplete and needs to be updated. The applicant should also clarify which trees are existing and which trees have been removed.

We are prepared to provide a detailed review of the application, however, we believe clarification of the actual activities we should be reviewing and an updated plans should be provided first.

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The Planning Board should refer this application to the Town Wetland Consultant who should verify the wetland boundary and evaluate the damage which has occurred to the wetland and its buffer and whether the proposed mitigation is adequate.

**PLANS REVIEWED, PREPARED BY ALFONZETTI ENGINEERING, P.C., DATED FEBRUARY 11, 2022:**

- Remediation Plan (Sheet 1 of 2)
- Site Details (Sheet 2 of 2)

JK/dc

[https://kellarsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2022-02-24\\_NCPB\\_Saglimbeni - 2 Tripp Lane\\_Review Memo.docx](https://kellarsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2022-02-24_NCPB_Saglimbeni - 2 Tripp Lane_Review Memo.docx)